

## AGENDA

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Tuesday, February 20, 2007, 7:00 p.m.

Council Chambers, Audrey P. Beck Municipal Building

Minutes: 2/5/07

#### Scheduled Business

7:05 p.m. Zoning Agent's Report

- A. Enforcement Update
- B. Update on Hall site restoration, trailer removal activities
- C. Other

8:00 p.m. Public Hearing

Special Permit Application, proposed efficiency unit at 920 Storrs Road, J.J. Luczak applicant, File #1255

#### Other Old Business

- 1. Special Permit Application, Proposed expansion of Gibbs Oil Company, gasoline service station/convenience store, 9 Stafford Road, File #404-3 (MAD 3/22/07)
- 2. Subdivision Application, Glenn Terrace, Section 5, property at the eastern end of Ellise Road, Girard College Development Fund, o/a, File #750-3 (to be tabled-awaiting staff reports)
- 3. Continued discussion regarding Pleasant Valley Road area Zoning

#### Report from Director of Planning

- 4. Freedom Green Issues: request for release of escrow funds; authorization to begin Phase IV.C (to be tabled until March 5th)
- 5. Bonding/Subdivision Issues:

Reports from Director of Planning and Assistant Town Engineer

- a. Maintenance Bond, Maplewoods, Section 2, Max Felix Drive, File #974-3
- b. Pine Grove Estates, File #1187-2
- c. McFarland Acres, File #877-3
- d. Baxter Road Estates, File #1229
- e. Windswept Manor, File #1198
- f. Other

8-24 Referral Proposed acceptance of Jackson Lane-File #1231  
 Reports from Director of Planning and Assistant Town Engineer  
 Potential Revisions to PZC/IWA Fee schedule  
 (Awaiting staff report)  
 Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions  
 (Scheduled for March 19th)

#### Other

New application to amend the Zoning Map to create a new Storrs Center Special Design District, Storrs Center Alliance and Mansfield Downtown Partnership, applicants, File #1257

Modification request, drainage improvements at 1066 Storrs Road, File #580-2  
 Reports from Director of Planning and Assistant Town Engineer

#### Other

Reports from Officers and Committees

#### Chairman's Report

Regional Planning Commission

Regulatory Review Committee

Other

#### Communications and Bills

2/8/07 CCM Notice Re: Governors FY 07-08 and 08-09 budget impacts for Mansfield

12/14/06 UConn Capital Projects Advisory Committee minutes

2/7/07 NY Times Article Re: "Rural Colleges Seek New Edge and Urbanize"

Notice of 3/22/07 CFPZA annual meeting and Service Awards Program

Winter 2007 Planning Commissioners Journal

2/13/07 letter from Favretti to Lon Hultgren Re: Draft Four Corners Sewer Service Area

Other